

This instrument was prepared by:
Todd H. Barksdale, P.C.
13 Office Park Circle, Suite 19
Birmingham, AL 35223

Send Tax Notice To:
Rob E. Henger, III
107 Bonita Drive
Birmingham, AL 35209

GENERAL WARRANTY DEED-TENANTS IN COMMON

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION OF One Hundred Nine Thousand, Five Hundred Dollars (\$109,500.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Thomas A. Ritchie, *a married man* (Marital status) the property is not the homestead of any grantor or spouse

(herein referred to as Grantor(s)) grant, sell, bargain and convey unto Robert E. Henger III an interest equal to One Fourth (1/4) and his wife, Tiffany L. Henger, an interest equal to One Fourth (1/4) and C. Stan Farrell, III an interest equal to One Fourth (1/4) and his wife, Leigh P. Farrell, an interest equal to One Fourth (1/4)

(herein referred to as Grantee), the following described real estate, situated in SHELBY County, Alabama to wit:

Lot 311, according to the survey of Alabama Power Company Recreational Cottage Site Sector 3, as recorded in Map Book 22, pages 51 A-C in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, mineral and mining rights and subject to current taxes not yet due.

\$ 87,600.00 of the above recited consideration was paid from the proceeds of a purchase money mortgage closed herewith.

TO HAVE AND HOLD the aforegranted premises in fee simple to the said GRANTEE, and his/her heirs, successors and assigns forever.

And said GRANTOR does for him/herself, his/her heirs, successors and assigns, covenant with said GRANTEE, his/her successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances; that GRANTOR has a good right to sell and convey the same as aforesaid, and that he will and his/her heirs, successors and assigns shall, warrant and defend the same to the said GRANTEE, his/her successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereto set their signature this the 19th day of February, 1999.

GRANTOR(S):


Thomas A. Ritchie

STATE OF Alabama
COUNTY OF Jefferson

I, Amy MOLLER, a Notary Public in and for the County of Jefferson and the State of Alabama, hereby certify that, THOMAS A. RITCHIE whose name is signed to the foregoing conveyance, and who is known to me, personally appeared before me on this day and being informed of the contents of this deed, acknowledged and executed the same voluntarily on the day the same bears date.

Given under my hand this 19th day of February, 1999.

My Commission expires: ~~2/20/01~~


Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec. 12, 1999.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

02/24/1999-07628
09:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 1998 30.50

Inst # 1999-07628